



 3  2  2 EPC TBC

£650,000 Freehold

1 Holden Gardens
Wedmore
BS28 4EQ

COOPER
AND
TANNER

Holden Gardens has been designed to make the most of its beautiful setting, right down to the smallest detail. Many of the homes offer views over the surrounding green fields and rolling hills, while private rear gardens ensure that contentment and relaxation are just outside your door.

EXTERIOR FEATURES

- Private rear gardens and patio areas for each property
- Extensive landscaped communal garden with seating and summerhouse
- Driveways and pathways surfaced in featured paving
- Local materials used throughout
- Visiting Estate Manager for all on-site garden maintenance

The development layout, house layouts and CGIs are for guidance purposes only and not to scale. Trees, shrubs and landscaping are indicative only and may alter during construction. All floorplan measurements are excluding wardrobes.

10 Holden Gardens is a completed property which does not form part of the development. Contributions for road maintenance apply for this property.



Plot 1 Holden Gardens Wedmore BS28 4EQ

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Description

Set in one of Somerset's most desirable areas in the picturesque village of Wedmore, Holden Gardens is where luxury and style combine to create stunning homes. All homes at Holden Gardens have been designed to easily adapt to needs and lifestyle as they evolve, offering a fully future-proofed home for life'. A place for people to make the most of every day and reserved exclusively for those aged 55 and over, this Blue Cedar Homes development comprises of just 10 homes a short level stroll away from the shops and facilities in the village centre.

1 Holden Gardens is a detached freehold three bedroom house with a single garage and parking space. The contemporary and stylish kitchen and dining room includes a range of Neff appliances and Silestone Quartz worktops and upstands, engineered oak flooring, underfloor heating and energy efficient LED recessed downlighters. The kitchen/dining room and the living room both have French doors leading out to the private rear garden. There is also a separate utility and cloakroom.

Upstairs there are two double bedrooms, both with en-suite facilities and built-in wardrobes and storage. A third bedroom could also be used as a study .

Outside is a patio area, lawn and planted borders. Driveways and pathways are surfaced with attractive stone and tegula paving. With local Somerset lias stone used throughout, Holden Gardens pays tribute to the characterful buildings that are so prevalent in the surrounding area. The central gardens have been carefully designed and feature an inviting summerhouse as a centrepiece.

At Blue Cedar Homes we have one purpose – to create luxury freehold homes that fit the life you want to lead in retirement. We understand that whilst you may want to downsize to a low maintenance property that can cater for your changing needs, you do not, and should not have to compromise on quality or style. Our considered approach and wealth of experience enable us to build high- quality homes that are stylish, practical and bespoke.

A Blue Cedar Homes property includes a visiting estate manager to maintain all the communal areas and gardens, as well as owners' private gardens. Included in this service is also some external property maintenance – such as external redecoration, external window cleaning, gutter clearing – to take the mundane jobs of home ownership away and provide a lifestyle to enable a relaxing retirement.

Local Information Wedmore

Local Council: Sedgemoor District Council

Council Tax Band: tbc

Heating: Gas Central Heating

Services: All Mains Services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Weston super Mare

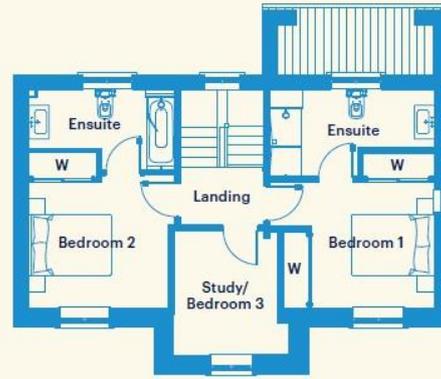
Local Amenities

- Doctor and Dentist Surgeries
- Post Office
- Village Grocery Shop



Ground Floor

Room	Metric (metres)	Imperial (feet/Inches)
Living Room	5.1 x 4.0	16'9" x 13'1"
Kitchen/Dining	5.4 x 3.6	17'9" x 11'10"



First Floor

Room	Metric (metres)	Imperial (feet/Inches)
Bedroom 1	3.1 x 3.0	10'2" x 9'10"
Bedroom 2	3.3 x 3.4	10'10" x 11'2"
Bedroom 3/Study	3.1 x 2.6	10'2" x 8'6"



WEDMORE OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

